

PROTECTIVE COVENANTS AND RESTRICTIONS

THE STATE OF TEXAS,)
) (KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF WASHINGTON.)

That we, CONNIE H. ALTER AND ROBIN E. HAAR, INDIVIDUALLY AND AS CO-TRUSTEES OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS, being the owner of 27.88 acres out of the Daniel B. Friar Survey, A-42, Tr. 101, Washington County, Texas, and being the same land described a Partition Deed from Shirley Prenzler, et al to Margie D. Haar, dated December 6, 1995, and recorded in Volume 809 Page 115, Official Records, Washington County, Texas, do hereby adopt the following restrictions and protective covenants to be applicable to said property:

1. The primary use of each tract shall be for single family dwellings, single family dwellings with guest quarters and agricultural purposes only. No multi-family dwellings or commercial business operations are allowed.

2. Prior to occupancy of a parcel, each parcel owner shall construct, install and maintain a septic tank and soil absorption system in accordance with the specifications for same as established by the laws of the State of Texas and the rules and regulations of Washington County, Texas. If such septic system complies with such specifications, but still emits foul or noxious odors or unsafe liquid onto streets, ditches, or adjoining parcels, such system shall be modified so as to eliminate such foul or noxious odors or unsafe liquids.

3. A residence must have a minimum of 1500 square feet of covered living space, excluding open or screened porches, patios, carports, garages, or other outbuildings. All buildings must be completed within twelve (12) months from the date construction begins. Any fence built must be constructed and maintained in a good workmanlike manner. No chain link, hurricane, razor wire or game proof fence is allowed.

4. No single wide, double wide or triple wide mobile homes or modular homes are permitted on this property. No travel trailer, trailer, tents, shack, barn, or any other temporary portable structure may be used as a residence on this property.

5. No building or structures shall be located closer than fifty (50') feet from the front and back property lines, and no closer than twenty (20') feet from the side property lines.

6. Should two or more lots be consolidated into one building site, the building setback provisions shall be applied to such resultant building site as if it were one original, platted lot.

7. No part of the property shall be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junked cars, tractors or other vehicles are to be permitted on the property.

8. Water wells shall be drilled and maintained in accordance with the laws of the State of Texas and the rules and regulations of Washington County, Texas. Property owners are permitted to use the community water line. Only one water well per property is permitted.

9. No more than one (1) head of livestock per three-fourths (3/4) of an acre, or cow-calf unit per acre shall be kept or placed on the property; however, feedlot operations, commercial poultry operations, commercial swine operations and kennel operations of any type whatsoever are strictly prohibited. No swine shall be permitted except for those used solely for 4-H, FFA club, or similar organization projects, and then not to exceed three head per 4-H or FFA club member.

10. No sign, advertisement, billboard or advertising structure of any kind shall be placed, maintained or displayed to the public view of any parcel, except "for sale" signs.

11. No oil, gas or other mineral drilling, development operations, refining, quarry, or mining operations of any kind shall be conducted or permitted upon the surface of this property. No wells (excluding water wells and septic tanks), tanks, tunnels, mineral excavation, or shafts shall be conducted or permitted upon the surface of any property. No derrick or other structures designed for the use of boring for oil or natural gas shall be erected, maintained, or permitted upon the surface of any property. All oil, gas and other minerals situated in, on or under the surface of the property, including but not limited to any portion of the property now or hereafter lying within any public street or roadway located on the property, shall be and hereby are reserved and retained by and unto the previous owners of said minerals, their successors and assigns, and shall be and hereby are expressly excluded and excepted from any future conveyance of the property, or any part thereof.

12. No tract may be re-subdivided.

13. These restrictions and covenants shall run with the land and shall be binding on all parties and all person claiming under grantees, and grantees' heirs, successors and assigns until August 1, 2042, after which time, said covenants shall be automatically extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of property has been recorded, agreeing to change said covenants in whole or in part.

14. Enforcement of the foregoing restrictions and protective covenants shall be by proceedings at law or in equity against any person or person violating or attempting to violate any restriction or covenant either to restrain violation or to recover damages. Said proceedings may be brought by any property owner who owns land out of the original 27.88 acres tract of which the property hereinabove described is a part. Invalidation of any one of these restrictions or covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. Nothing contained herein shall be so construed as to require Grantor to enforce said covenants and restrictions on behalf of the other property owners.

Executed this 27th day of July, 2022.

Connie H. Alter

CONNIE H. ALTER, INDIVIDUALLY AND AS CO-TRUSTEE OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS

THE STATE OF FLORIDA,)
)
COUNTY OF DADE.)

This instrument was acknowledged before me on this the 28 day of July, 2022, by CONNIE H. ALTER, INDIVIDUALLY AND AS CO-TRUSTEE OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS.

[Signature]

Notary Public, State of Florida.

(SEAL)

My commission expires:

Notary ID# _____



Ryan Casuso
COMMISSION # GG290831
EXPIRES: Jan. 13, 2023
Bonded Thru Aaron Notary

Executed this 27th day of July, 2022.

Robin E Haar

ROBIN E. HAAR, INDIVIDUALLY AND AS CO-TRUSTEE OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS.

THE STATE OF CALIFORNIA,)
)
COUNTY OF LOS ANGELES.)

This instrument was acknowledged before me on this 27th day of July, 2022, by ROBIN E. HAAR, INDIVIDUALLY AND AS CO-TRUSTEE OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS.

attorney

Notary Public, State of California.

(SEAL)

See

My commission expires:

Notary ID# _____

STATE OF TEXAS
 COUNTY OF DALLAS
 DISTRICT COURT, 11th JUDICIAL DISTRICT
 IN RE: THE ESTATE OF
 JAMES EARL RAY, DECEASED
 AND
 IN RE: THE ESTATE OF
 BESSIE MAE RAY, DECEASED

WILLIAM B. GIBSON, JR.
 Attorney at Law
 1000 North Stemmons Freeway
 Suite 1000
 Irving, Texas 75039
 Telephone 972-412-1111

EXHIBIT

THIS EXHIBIT IS A TRUE AND CORRECT COPY OF THE FINAL PLAT OF FORK IN THE ROAD MEADOWS, AS SHOWN ON THE ATTACHED MAP, AND IS HEREBY FILED FOR THE RECORD OF THE DISTRICT COURT OF THE 11th JUDICIAL DISTRICT OF TEXAS, COUNTY OF DALLAS, TEXAS, THIS 15th DAY OF FEBRUARY, 1988.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 15th DAY OF FEBRUARY, 1988, AT DALLAS, TEXAS.

[Signature]
 Clerk of Court

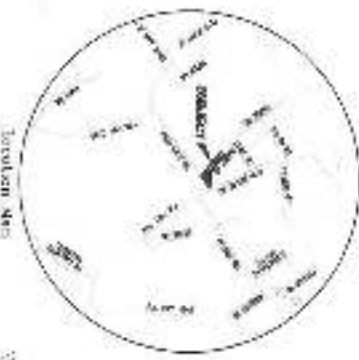
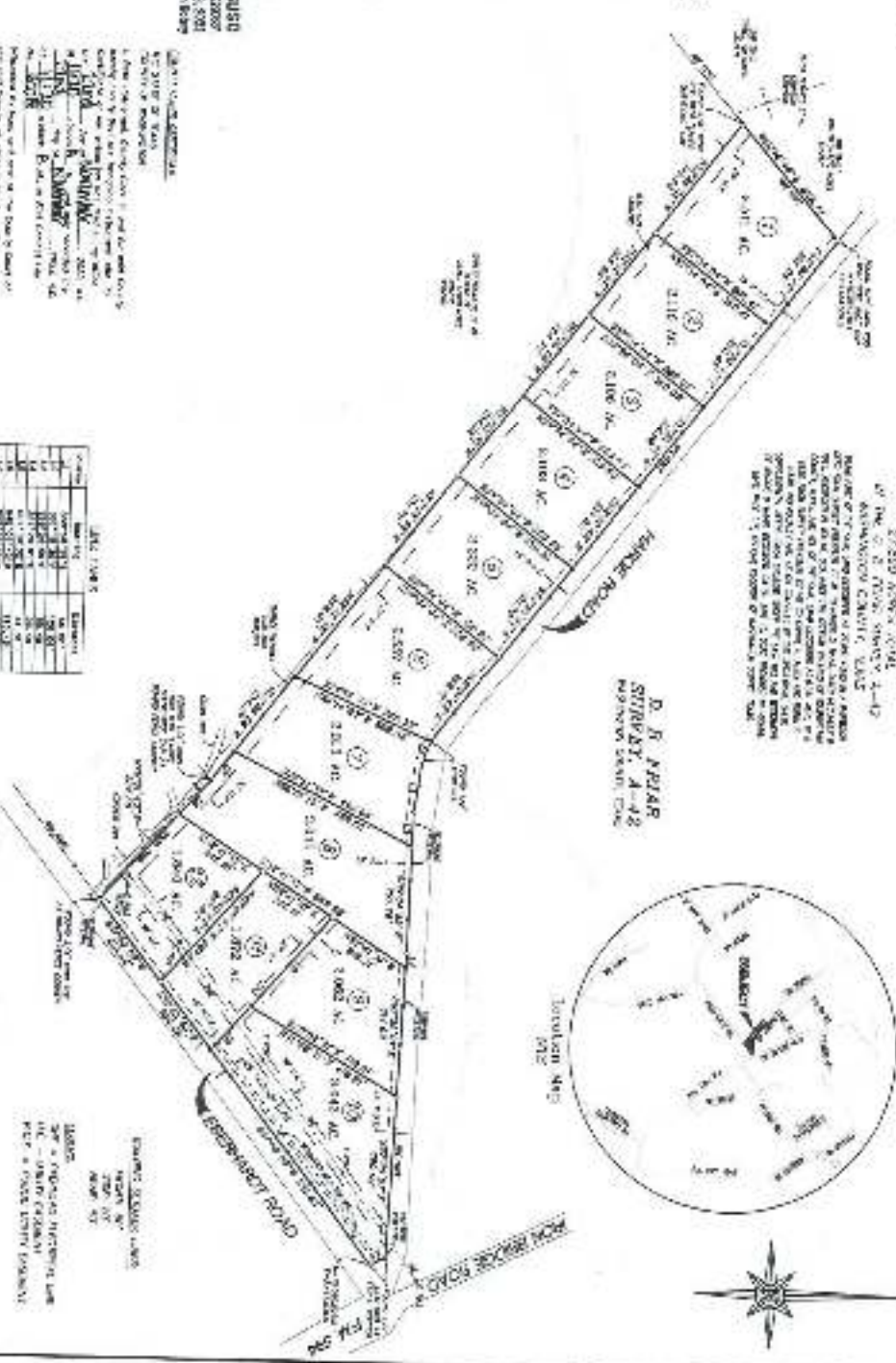


RYAN GIBSON
 COUNTY CLERK
 COUNTY OF DALLAS, TEXAS

**FINAL PLAT OF
 FORK IN THE ROAD MEADOWS**

CONVEYING TO 17 TRACTS
 OF THE D. R. PIJAR STRAIT, A-42
 ASSURANCE CREDIT, SITS

THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT OF FORK IN THE ROAD MEADOWS, AS SHOWN ON THE ATTACHED MAP, AND IS HEREBY FILED FOR THE RECORD OF THE DISTRICT COURT OF THE 11th JUDICIAL DISTRICT OF TEXAS, COUNTY OF DALLAS, TEXAS, THIS 15th DAY OF FEBRUARY, 1988.



TRACT	ACRES	OWNER
TRACT 1	0.10	RYAN GIBSON
TRACT 2	0.10	RYAN GIBSON
TRACT 3	0.10	RYAN GIBSON
TRACT 4	0.10	RYAN GIBSON
TRACT 5	0.10	RYAN GIBSON
TRACT 6	0.10	RYAN GIBSON
TRACT 7	0.10	RYAN GIBSON
TRACT 8	0.10	RYAN GIBSON
TRACT 9	0.10	RYAN GIBSON
TRACT 10	0.10	RYAN GIBSON
TRACT 11	0.10	RYAN GIBSON
TRACT 12	0.10	RYAN GIBSON
TRACT 13	0.10	RYAN GIBSON
TRACT 14	0.10	RYAN GIBSON
TRACT 15	0.10	RYAN GIBSON
TRACT 16	0.10	RYAN GIBSON
TRACT 17	0.10	RYAN GIBSON

[Signature]
 Attorney

RYAN GIBSON
 COUNTY CLERK
 COUNTY OF DALLAS, TEXAS

[Signature]
 Attorney

[Signature]
 Attorney

LAMPY SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 1000 WEST 10TH STREET
 IRVING, TEXAS 75039
 PHONE 972-412-1111
 FAX 972-412-1112